

Kamas City Council
Staff Report

February 9, 2016

Applicant: Pete Gillwald, High Star Ranch
Request: Preliminary Plat approval for HRS Super Lot 4/Fire District Subdivision
Location: Super Lot 4, High Star Ranch
Zoning: C-G, General Commercial

DESCRIPTION

High Star Ranch has submitted a preliminary site plan for Super Lot 4 of the High Star Ranch Master Plat. This parcel was originally set aside for Kamas City to construct a new maintenance facility as part of the development agreement. With the purchase of the Kamas UDOT facility, this parcel was no longer needed for that purpose. If Kamas City decided the property would not be needed for the purpose designated, High Star would purchase the ground back from the City.

The South Summit Fire District has had discussion with the Kamas City Council for a period of time regarding the purchase that property to build a new fire station. At this point, High Star plans to buy back the property and work out an agreement with the Fire District to block out 2 acres of Super Lot 4 for the new fire station and keep the remaining 5.9 acres in open space as part of their development.

At this point, the Fire District parcel would front both SR 32 and High Star Ranch's future Thorn Creek Drive. Access will need to be determined. There is a 50' foot utility easement across the front of the parcel along SR 32. Construction plans will need to be submitted to Horrocks Engineers showing the location of existing utilities and the proposed water and sewer laterals. Staff will work with Summit County for addressing. The residual parcels are presently in the General Commercial Zone. High Star has indicated that with proposed changes to the Development Agreement, the 1 acre residual parcel on the north will probably become a trailhead for the public trail system as shown on Exhibit "C" of the Project Master Plan and the southern 4.9 acres will most likely become part of the Ag Easement.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the City Council for approval of the preliminary plat for the Fire District Subdivision.